



Windermere Road,  
Long Eaton, Nottingham  
NG10 4DL

**£204,950 Freehold**





AN EXTENDED THREE BEDROOM MID PROPERTY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a modern open plan property which has been extended on the ground floor and offers spacious accommodation throughout. You have the lounge which has been opened up to offer a large living space and then the extension is now the kitchen with fitted units, Velux windows and gives you access to the ground floor W.C. The property would ideally suit the first time buyer, young family or buy to let investor and an internal viewing is a must to fully appreciate the accommodation on offer.

The property benefits from modern conveniences such as gas central heating and double glazing and in brief comprises of an entrance porch, entrance hall, large lounge diner space, breakfast kitchen with patio doors onto the rear garden and ground floor W.C. To the first floor there are three good sized bedrooms and a family bathroom. To the front of the property there is off the road parking and side access leading you to a privately enclosed rear garden.

The property is found close to the amenities and facilities provided by the area which include the Asda and Tesco superstores along with numerous other retail outlets found along the High Street. There are schools for all ages, health care and sports facilities including the West Park leisure centre and the excellent transport links including junction 25 of the M1, Long Eaton train station, East Midlands airport and the A52 to Nottingham and Derby.



### Entrance porch

UPVC double glazed front entrance door with windows, laminate floor and door to:

### Hall

Laminate floor, radiator, stairs to the first floor landing and door to:

### Lounge/dining room

18'63 x 22'25 (5.49m x 6.71m)

An L shaped lounge/dining room with UPVC double glazed bay window to the front, radiator, laminate floor, door to large under stairs storage cupboard, TV and telephone point and open to:

### Kitchen

15'78 x 9'62 (4.57m x 2.74m)

Wall, base and drawer units with roll edge work surface over, one and a half stainless steel sink waste and drainer unit with mixer tap over, plumbing for automatic washing machine, appliance space, laminate floor, two Velux windows, spotlights, breakfast bar, tiled walls and splashbacks, radiator, UPVC double glazed patio doors to the rear garden and door to:

### Ground floor W.C

Low flush W.C, sink, laminate floor, spotlights and UPVC double glazed window to the rear.

### Landing

Access to the loft and doors to:

### Bedroom 1

13'7 x 10'48 (4.14m x 3.05m)

UPVC double glazed window to the rear, laminate floor, storage cupboard housing the gas central heating boiler.

### Bedroom 2

10'14 x 10'04 (3.05m x 3.15m)

UPVC double glazed window to the front and radiator.

### Bedroom 3

10'04 x 6'84 (3.15m x 1.83m)

UPVC double glazed window to the front and radiator.

### Bathroom

A white three piece suite comprising panelled bath with shower from the mains, low flush W.C, vanity wash hand basin, fully tiled walls and splashbacks, tiled floor, chrome heated towel rail and UPVC double glazed window to the rear.

### Outside

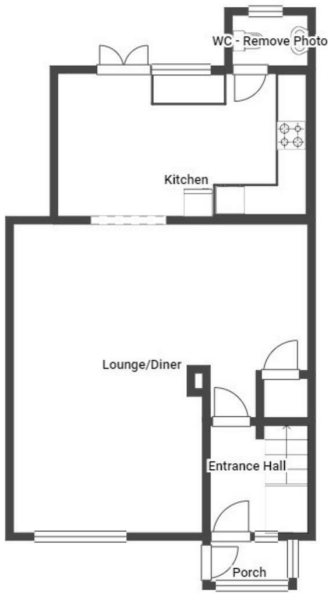
To the front of the property there is a presscrete driveway offering parking for at least two cars with fenced boundaries and there is access at the side to the rear garden. To the rear of the property there is a patio area that leads you to a lawn and steps up to an additional patio area all privately enclosed with fenced boundaries and an outside tap.

### Directional note

Proceed out of Long Eaton on Derby Road and after some distance past the bend and turn right into Briar Gate. At the end turn right onto Grasmere Road, take a left onto Windermere Road where the property can be found on the right hand side clearly identified by our for sale board.

6896EC





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.